

033.0

0003

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
513,800 / 513,800

USE VALUE:

513,800 / 513,800

ASSESSED:

513,800 / 513,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAN MIN LI	
Owner 2:	
Owner 3:	

Street 1: 51 SUNNYSIDE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HINCKLEY BRUCE A & FRANK H -

Owner 2: HINCKLEY ANN L/ TRUSTEE -

Street 1: 51 SUNNYSIDE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,120 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 984 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4120		Sq. Ft.	Site		0	64.	1.32	3									347,905						347,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								22969
								GIS Ref
								GIS Ref
								Insp Date
								12/07/18

PREVIOUS ASSESSMENT									Parcel ID	033.0-0003-0013.0	Date	!2735!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes				
2020	101	FV	166,500	0	4,120.	347,900	514,400	514,400	Year End Roll		12/18/2019		
2019	101	FV	125,300	0	4,120.	315,300	440,600	440,600	Year End Roll		1/3/2019		
2018	101	FV	125,300	0	4,120.	299,000	424,300	424,300	Year End Roll		12/20/2017		
2017	101	FV	125,300	0	4,120.	260,900	386,200	386,200	Year End Roll		1/3/2017		
2016	101	FV	125,300	0	4,120.	222,900	348,200	348,200	Year End		1/4/2016		
2015	101	FV	98,600	0	4,120.	206,600	305,200	305,200	Year End Roll		12/11/2014		
2014	101	FV	98,600	0	4,120.	171,200	269,800	269,800	Year End Roll		12/16/2013		
2013	101	FV	98,600	0	4,120.	163,100	261,700	261,700			12/13/2012		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HINCKLEY BRUCE	56946-566		6/3/2011		270,000	No	No		
HINCKLEY ANN LO	56698-274		4/5/2011	Convenience		1	No	No	
HINCKLEY SARAH	27094-16		2/27/1997			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/7/2016	770	Re-Roof	7,000						12/7/2018	MEAS&NOTICE	CC	Chris C
10/4/1994	513	Manual	3,282					V/SIDING-GUTTERS	6/27/2012	Left Notice	JBS	JOHN S
4/15/1993	110	Manual	2,999					SIDING/ENC-PORCH	4/29/2009	Meas/Inspect	372	PATRIOT
									4/13/2000	Inspected	264	PATRIOT
									2/22/2000	Measured	264	PATRIOT
									8/10/1993		TH	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

